

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
<div>Program Progress:</div>							
PJs in State: 29							
% of Funds Committed	100.00 %	99.00 %	1	96.48 %	100	100	
% of Funds Disbursed	94.38 %	94.28 %	15	89.00 %	76	76	
Leveraging Ratio for Rental Activities	3.57	5.05	20	4.81	35	39	
% of Completed Rental Disbursements to All Rental Commitments***	69.28 %	88.44 %	26	83.25 %	14	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	46.19 %	69.74 %	27	70.99 %	12	12	
<div>Low-Income Benefit:</div>							
% of 0-50% AMI Renters to All Renters	86.99 %	82.05 %	10	81.75 %	63	60	
% of 0-30% AMI Renters to All Renters***	59.76 %	36.39 %	1	45.84 %	78	76	
<div>Lease-Up:</div>							
% of Occupied Rental Units to All Completed Rental Units***	98.37 %	98.52 %	20	96.12 %	40	42	
<div>Overall Ranking:</div>							
			In State:	20 / 29	Nationally:	36 41	
<div>HOME Cost Per Unit and Number of Completed Units:</div>							
Rental Unit	\$9,169	\$19,846		\$27,889	246 Units	34.60 %	
Homebuyer Unit	\$23,616	\$16,406		\$15,632	233 Units	32.80 %	
Homeowner-Rehab Unit	\$12,460	\$16,174		\$21,037	232 Units	32.60 %	
TBRA Unit	\$0	\$5,774		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Reading PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$31,048	\$64,856	\$12,439
\$101,761	\$42,443	\$16,458
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.97

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	40.3	21.5	50.0	0.0
Black/African American:	18.5	11.2	19.1	0.0
Asian:	0.0	0.4	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	4.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	35.8	66.5	30.9	0.0
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HOUSEHOLD SIZE:

1 Person:	51.4	15.0	30.0	0.0
2 Persons:	20.2	18.9	23.0	0.0
3 Persons:	13.2	31.3	20.9	0.0
4 Persons:	11.9	21.5	13.5	0.0
5 Persons:	2.5	9.0	3.5	0.0
6 Persons:	0.0	1.7	4.8	0.0
7 Persons:	0.4	2.1	3.5	0.0
8 or more Persons:	0.4	0.4	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.1	76.4	27.8	0.0
Elderly:	44.4	1.3	20.0	0.0
Related/Single Parent:	25.1	11.6	25.7	0.0
Related/Two Parent:	9.1	10.7	19.6	0.0
Other:	3.3	0.0	6.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	11.5	0.0 [#]
HOME TBRA:	6.6	
Other:	21.8	
No Assistance:	60.1	

of Section 504 Compliant Units / Completed Units Since 2001 128

* The State average includes all local and the State PJs within that state

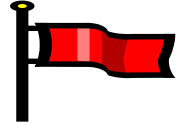
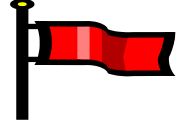
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Reading State: PA Group Rank: 36
 (Percentile)
 State Rank: 20 / 29 PJs Overall Rank: 41
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	69.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	46.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	98.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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